039.0	0005	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	617,100	/	617,100
USE VALUE:	617,100	/	617,100
ASSESSED:	617,100	/	617,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		REGIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAMGOCHIAN CHARLES R--ETAL
Owner 2:	JAMGOCHIAN JEANNE T
Owner 3:	
Street 1:	18 REGIS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1639 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	223,100	800	393,200	617,100
Total Card	0.149	223,100	800	393,200	617,100
Total Parcel	0.149	223,100	800	393,200	617,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.46 | /Parcel: 376.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	26055
GIS Ref	
GIS Ref	
Insp Date	10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 039.0-0005-0008.0

!3226!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,200	800	6,480.	393,200	617,200	617,200	Year End Roll	12/18/2019
2019	101	FV	183,900	800	6,480.	356,400	541,100	541,100	Year End Roll	1/3/2019
2018	101	FV	183,900	800	6,480.	337,900	522,600	522,600	Year End Roll	12/20/2017
2017	101	FV	183,900	800	6,480.	294,900	479,600	479,600	Year End Roll	1/3/2017
2016	101	FV	183,900	800	6,480.	251,900	436,600	436,600	Year End	1/4/2016
2015	101	FV	171,600	800	6,480.	233,500	405,900	405,900	Year End Roll	12/11/2014
2014	101	FV	171,600	800	6,480.	193,500	365,900	365,900	Year End Roll	12/16/2013
2013	101	FV	171,600	800	6,480.	184,300	356,700	356,700		12/13/2012

PRINT

Date	Time
12/10/20	18:31:59

LAST REV

Date	Time
09/09/19	11:09:42
apro	

USER DEFINED

Prior Id # 1:	26055
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3226

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	2078-238		9/1/1990		172,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2018	473	Dormers	26,900	C				
10/27/2011	1360	Manual	2,500					replace water dama
4/3/2007	204	Manual	15,000	C		G8	GR FY08	replace 3 season p
5/20/1998	310	AbvGrd.	1,280	C				ABOVE GND POOL

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Info At Door	HS	Hanne S
1/23/2009	Meas/Inspect	336	PATRIOT
3/15/2000	Inspected	276	PATRIOT
2/18/2000	Measured	197	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA:	0.14876	Total SF/SM:	6480	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	393,217	Spl Credit		Total:	393,200

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	17 - Fake	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	138.929
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303168
Depreciation:	80036
Depreciated Total:	223131

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

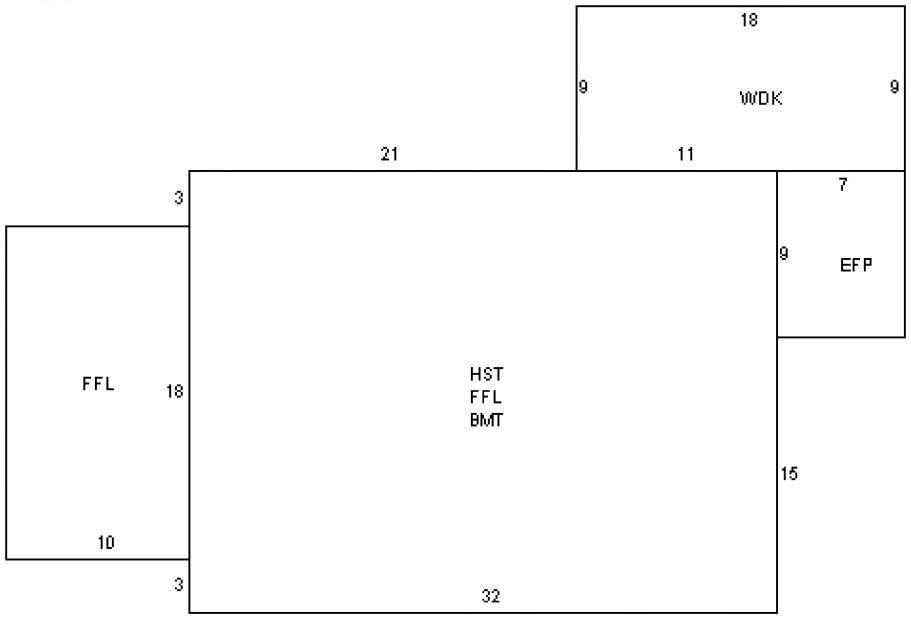
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	138.93
Special Features:	0	Val/Su Net:	95.96
Final Total:	223100	Val/Su SzAd	167.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	948	138.930	131,705
BMT	Basement	768	52.520	40,332
HST	Half Story	384	138.930	53,349
WDK	Deck	162	11.930	1,933
EFP	Enclos Porch	63	69.040	4,349

Net Sketched Area:	2,325			Total:	231,668
Size Ad	1332	Gross Are	2709	FinArea	1639

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						
7	Pool A-C	D	Y	1	18	A	AV	1992	54.86	T	21.6	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800